

Grantee's mailing address: 105 Sugar Creek Road, Greer, S. C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1137 page 993

FILED
GREENVILLE CO. S. C.

KNOW ALL MEN BY THESE PRESENTS, that Cothran & Darby Builders, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of One Dollar and 00/100
(\$1.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto M. Graham Proffitt, his heirs and assigns forever:

An undivided one-third (1/3) interest in and to the following described property:

ALL those certain pieces, parcels or units, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit Nos. 1-B and 1-C of Sugar Creek Villas Horizontal Property Regime as is more fully described in Declaration (Master Deed) dated September 15, 1980, and recorded in the RMC Office for Greenville County, S. C. on September 15, 1980 in Deed Book 1133, at Pages 365 through 436, inclusive, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 7-X, at Page 40.

This conveyance is made subject to all restrictions and easements as set out in the Declaration (Master Deed), Exhibits and Appendices attached thereto, recorded plats or as may appear on the premises.

(11) - 195-534.7-1-445

This being a portion of the same property conveyed to the grantor herein by deed of Trendsetter Development Company, Inc. dated September 15, 1980 and recorded in the RMC Office for Greenville County on September 15, 1980 in Deed Book 1133, at Page 437.

This property is subject to that certain mortgage given by Cothran & Darby Builders, Inc. to First Federal Savings and Loan Association in the original sum of \$63,950.00, recorded in the RMC Office for Greenville County on September 15, 1980 in Mortgage Book 1515, at Page 860, covering Unit No. 1-B, and also subject to that certain mortgage given by Cothran & Darby Builders, Inc. to First Federal Savings and Loan Association in the original sum of \$64,300.00, recorded in the RMC Office for Greenville County on September 15, 1980 in Mortgage Book 1515, at Page 854, covering Unit 1-C.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 26th day of November 19 80

SIGNED, sealed and delivered in the presence of:

Arthur H. Gray
Alfred O. Smith

COTHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation
By: *John C. Barber*
President
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of November 19 80

Arthur H. Gray (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 10-15-89

Alfred O. Smith

RECORDED this 26 1980 day of 19, at 1:32 P. M., No. 16139

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